



Premier Retail Visibility on Hwy 52  
4107 Highway 52, Rochester, MN 55901



<b>Sale Price</b>	\$3,300,000
<b>Building Size</b>	7,522 SF
<b>Lot Size</b>	1.29 Acres
<b>Year Built</b>	2013

- Stabilized Asset
- Massive Exposure
- Modern Construction
- Premium Features
- High Traffic
- Ample Parking



Laurie Keith  
laurie@rgi-group.com  
507.259.1475



Dylan Carty  
dylan@rgi-group.com  
507.272.8049

# Premier Retail Visibility on Hwy 52

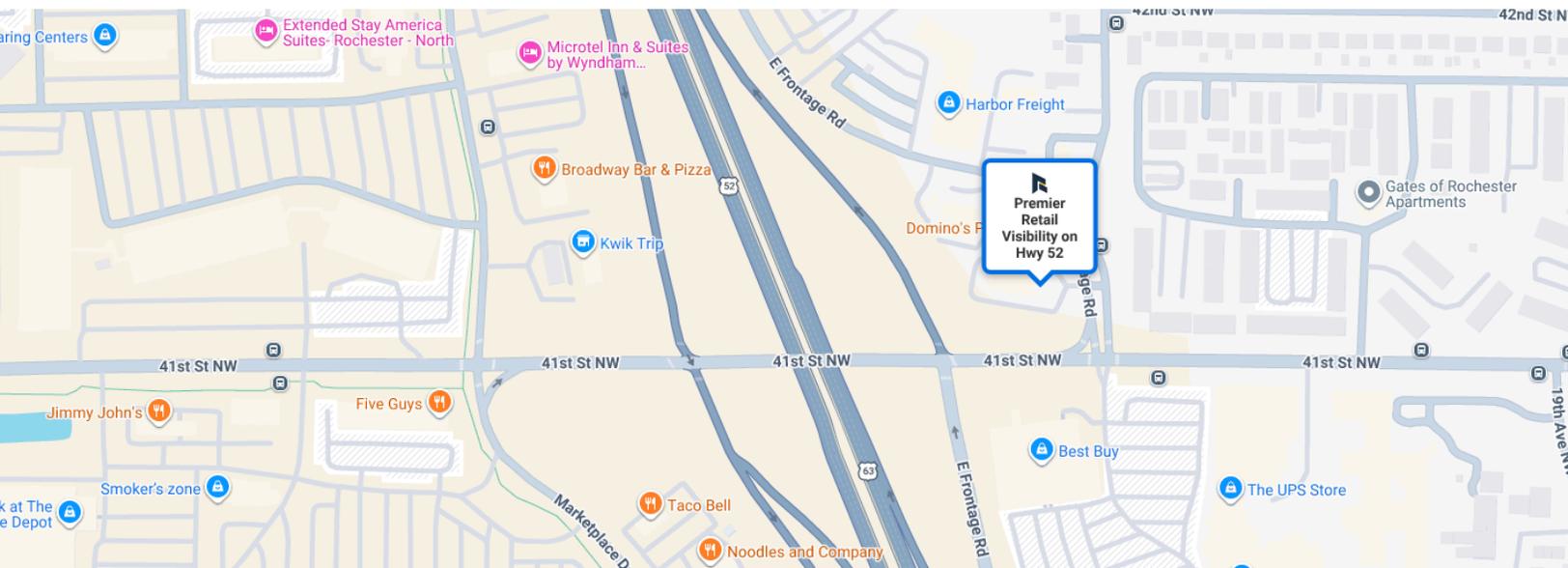
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This ±7,522 SF free-standing commercial building is 100% leased, offering a rare, stabilized investment opportunity on one of Rochester's most traveled corridors. Positioned with unmatched visibility along Highway 52, the property benefits from over 21,000 vehicles passing daily and prominent pylon signage.

Built in 2013, this modern, two-tenant building features high-quality construction and a flexible layout, including a high-demand drive-thru suite. The site is strategically located minutes from Downtown Rochester and the Mayo Clinic district, nestled in a high-demand retail hub. With ample on-site parking and a location within the Olmsted County Cannabis-approved zone, this asset is positioned for long-term growth and high tenant retention. Perfect for 1031 exchange buyers or investors seeking a low-maintenance, high-exposure retail asset in a thriving market.



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